



Newton Historic Preservation Commission Agenda
Monday, May 4, 2026 at 6:00 PM
Commission Chambers

	Page
A. AGENDA	
1. Consider approval of the January 5, 2026 meeting minutes. 01.05.2026 HPC Meeting Minutes	2
2. Review of 419 E 1st St carriage house. Review of 419 E 1st St carriage house. - Pdf	3 - 16
3. Old Business.	
4. New Business	
5. Adjournment	

**Newton Historic Preservation Commission Meeting Minutes
January 5, 2026**

Members Present: Chairman G. Hanson, Vice Chair T. Buller, M. Kelsey, A. Newell, and D. Goodnite.

Members Absent: J. Sommerfeld, C. Harris.

Staff Present: Rebecca Likiardopoulos and Aubrey Wallace

AGNEDA

1. Consider approval of the September 8, 2025 meeting minutes.

Charman Hanson asked for any changes to the minutes. There was none.

Motion: Commissioner Newell moved and Vice Chair Buller seconded to approve the minutes. Motion carried unanimously.

2. Review of 417 N Main.

Likiardopoulos noted that this was a request for replacement of 3 upper story windows at 417 N Main, commonly referred to as the Clayworks building. The replacement are a composite, one over one single sash windows, and will be keeping the same stone frames. Hanson asked if the commission had any questions or comments. There was none.

Motion: Commissioner Kelsey moved and Commissioner Newell seconded to approve the application for 417 N Main as it fits within the local guidelines and will not damage or destroy historic resources. Motion carried unanimously.

3. Old Business

Likiardopoulos wanted to make the Historic Commissioner aware of a modification to the City's building code that now allows doors to swing out into the sidewalk. Previously an alcove was required to have a door swing out onto the sidewalk.

4. New Business

There was no new business.

5. Adjournment

There being no further business Chairman Hanson called the meeting adjourned at 6:17 p.m.



TO: Historic Preservation Commission
FROM: Rebecca Likiardopoulos
DATE: May 4, 2026
SUBJECT: Review of 419 E 1st St carriage house.

PURPOSE:

Property & Applicant Information:

Address	419 E 1st
Parcel Identification Number	
Zoning	R-1
Historic District	McKinley Historic District
Applicant	Mr. and Mrs. Quiring
Property Owner	Mr. and Mrs. Quiring

History:

Historic Preservation	2021: Re-Roof
Building Permits	2006: Building (Add Basement) 2006: Plumbing 2006: Mechanical 2006: Electrical 2006: Building (Room Addition) 2006: Building (Interior Remodel) 2006: Plumbing 2008: Building (Interior Remodel) 2008: Electrical 2009: Plumbing 2021: Roof 2025: Plumbing (Lawn Sprinkler) 2005: Electrical 2025: Right of Way

District Nomination Details:

Single family Queen Anne home constructed in 1885.

This is the oldest remaining house on this block. Between 1905 and 1991, Reverend H.R. and Katie Voth moved here.

Project Description:

The application is asking for the construction of a new outbuilding behind the residence to match the current exterior of the home. The size and placement of the new building fits within the guidelines for both new construction and outbuildings.

Certified Local Government Agreement:

Under K.S.A. 75-2724 (e) as amended The Newton/North Newton Historic Preservation Commission shall perform all responsibilities of the State Historic Preservation Officer.

1. Under section 2 of this agreement, the Newton Historic Preservation Commission has the authority to make a determination that a proposed project with “damage or destroy” any historic property.
2. This authority is not given to the City Historic Preservation Officer, although they can make a preliminary review, the Commission must make the official determination.

Newton Ordinance 5120-23

This Ordinance which establishes the Historic Preservation Commission, 23-5022, section (b), establishes criteria for the review of requested project:

New Construction and Additions to Existing Buildings and Structures:

- (1) *The design for new construction shall be sensitive to and take into account the special characteristics that the historic designation was established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping and other features deemed appropriate by the Historic Preservation Commission.*
- (2) *New buildings need not duplicate older styles of architecture but must be compatible with the architecture within an historic district. Styles of architecture will be controlled only to ensure that their exterior design, materials and color are in harmony with neighboring structures.*

McKinley Homeowner Guidelines

Construction of new outbuildings is appropriate provided that efforts are made to set them at the back of the lot and make them compatible with the size and location of scale of historic outbuildings. It is not necessary that new outbuildings match the size, scale and materials of missing historic outbuildings. For instance, if a bungalow historically had a one-car garage, a two-car garage is still acceptable provided that it is set at the back of the lot. Likewise, if a home historically featured a brick garage, it is not necessary to replace the missing garage with brick.

Appropriate materials for infill homes and outbuildings include wood clapboard and wood shingles. Fiber cement siding may also be used on infill homes and outbuildings provided that the width and profile is consistent with that found on historic homes in the district. Vinyl siding, metal, and fiberboard are inappropriate for use in the district.

Tips:

1. When locating a new building, look to historic patterns as a guide. Historic Sanborn Maps will provide some inspiration for setbacks, roof forms and massing.
2. New infill should be identifiable as new construction – but should not be so different from surrounding buildings that they detract from them.
3. New homes should reflect one of the styles found in historic buildings nearby.
4. Although new homes should have the same level of detail, including textures and planes, as historic buildings, they can be differentiated through the use of new materials.
5. Historic outbuildings were typically very simple in design. It is not necessary that outbuildings reflect the architectural style of their associated homes.

Recommended Actions:

1. Approve the project as it will not “Damage or Destroy” a historic resource.
2. Approve the application as presented (or with modifications) as it fits within the local guidelines.

Attachments:

- A. Certificate of Appropriateness application
- B. KHRI record.
- C. Page from the local McKinley Homeowners guide

Certificate of Appropriateness Application

Newton Historic Preservation Commission



PROPERTY OWNER/CONTACT INFORMATION

PROPERTY OWNER NAME: David + Lillian Quiring
 ADDRESS: 419 E 1st Street CITY/ZIP: Newton 67114
 REPRESENTATIVE/CONTRACTOR: Goldenrod (Mitch Goossen)
 ADDRESS: 600 Bluestem CITY/ZIP: N. Newton 67117
 EMAIL ADDRESS: trailrat13@hotmail.com - contractor
lquiring@sbcglobal.net - owner

PARCEL INFORMATION (IF KNOWN)

PROPERTY ADDRESS: (419 E 1st Street) Lot 2 Cornelius Gardens
 HISTORIC DISTRICT: McKinley HISTORIC STATUS: LR / SR / NR / NA

PROJECT DESCRIPTION

- | | |
|--|--|
| <input checked="" type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> EXTERIOR MAINTENANCE/REPAIR |
| <input type="checkbox"/> EXTERIOR REHABILITATION | <input type="checkbox"/> EXTERIOR ADDITION |
| <input type="checkbox"/> STRUCTURAL REPAIR | <input type="checkbox"/> NON-STRUCTURAL REPAIR |
| <input type="checkbox"/> INTERIOR REHABILITATION/REMODEL | <input type="checkbox"/> SIGN/AWNING INSTALLATION |
| <input type="checkbox"/> OTHER: _____ | |

DETAILED PROJECT DESCRIPTION (please use additional pages if needed)

Describe in detail the proposed project including any materials to be removed, new materials to be used, and design elements that will be affected (i.e. windows / doors / roof / brick / foundation / proposed colors etc.

slab foundation, high grade new materials, wood framed windows, wooden garage doors, 1880's appearance, historic colors, comparable to Warkentin house carriage house. Also place garden shed on footing near

PLEASE INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- Photographs of your property and the location to be affected by your project. (Please note, city staff may visit the site for additional pictures)

carriage house

- Site plan/drawings of the proposed work to provide a visual of the finished project.
- Written description of the materials to be used and construction techniques.
- Material sample (if available).
- If your project includes signage and/or awning, please include a scale drawing indicating lettering type, dimensions, materials, colors, locations, and method of illumination (if applicable).

INITIAL YOU HAVE READ THE FOLLOWING:

LA DR You (applicant) and/or applicant representative are encouraged to attend the meeting of the Newton Historic Preservation Commission held on the first Monday of every month at 6:00 pm in the Newton City Commission Chambers at 201 E 6th Street. Your presence will provide the HPC with a resource for questions regarding the project and will allow you to present additional details not already stated. Should you choose not to attend, review of your project may be postponed to the following meeting at the discretion of the HPC to allow for any adequate information to be provided.

LA DR Issuance of a Certificate of Appropriateness letter does not constitute issuance of a building permit by the City of Newton Engineering Department. Nor does it constitute approval of any Federal or State Tax Credit Application.

LA DR Any changes to the project after the completion of a review will require a new COA application and presentation.

OWNER OF RECORD SIGNATURE: *William Quiring* DATE: 4-29-26
 OWNER REPRESENTATIVE SIGNATURE: _____ DATE: _____

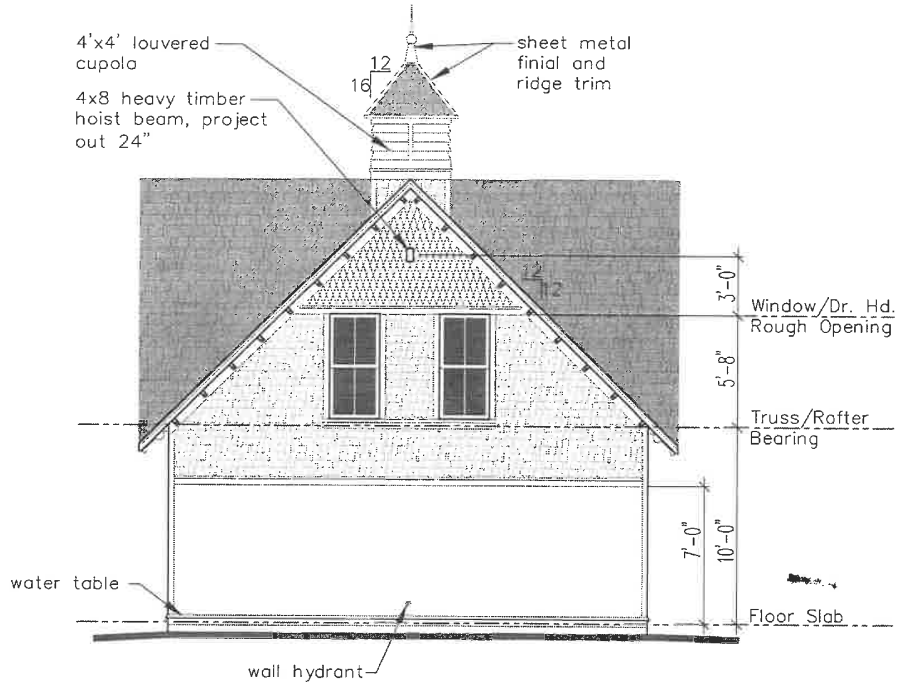
--- FOR OFFICE USE ONLY ---

DATE RECEIVED: ___/___/___ DATE REVIEWED: ___/___/___

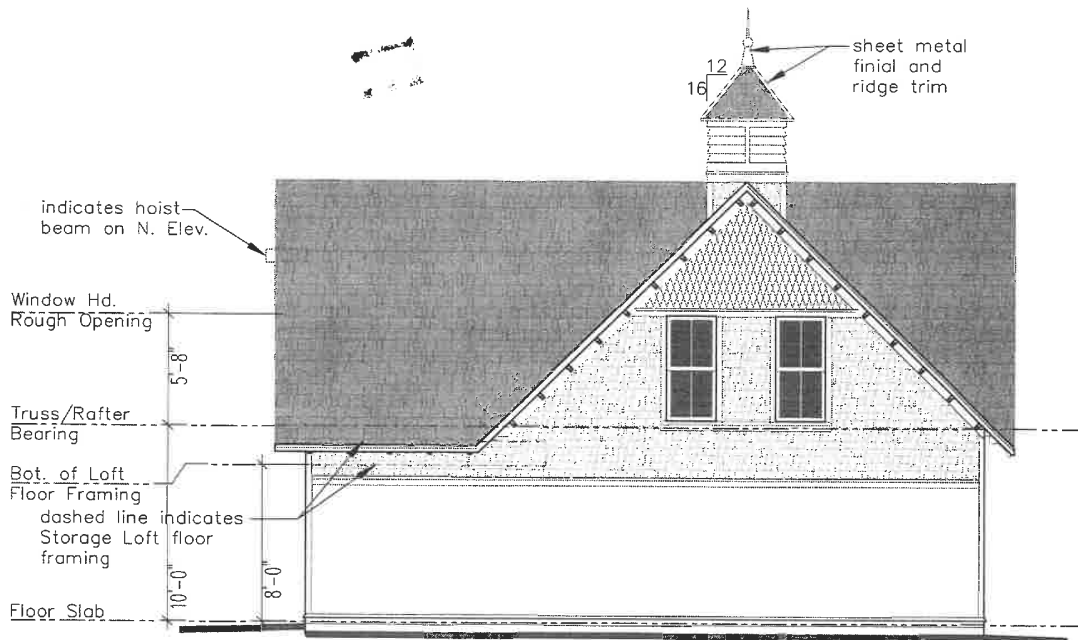
DECISION: _____

NOTES/CONDITIONS: _____

 Preservation Planner

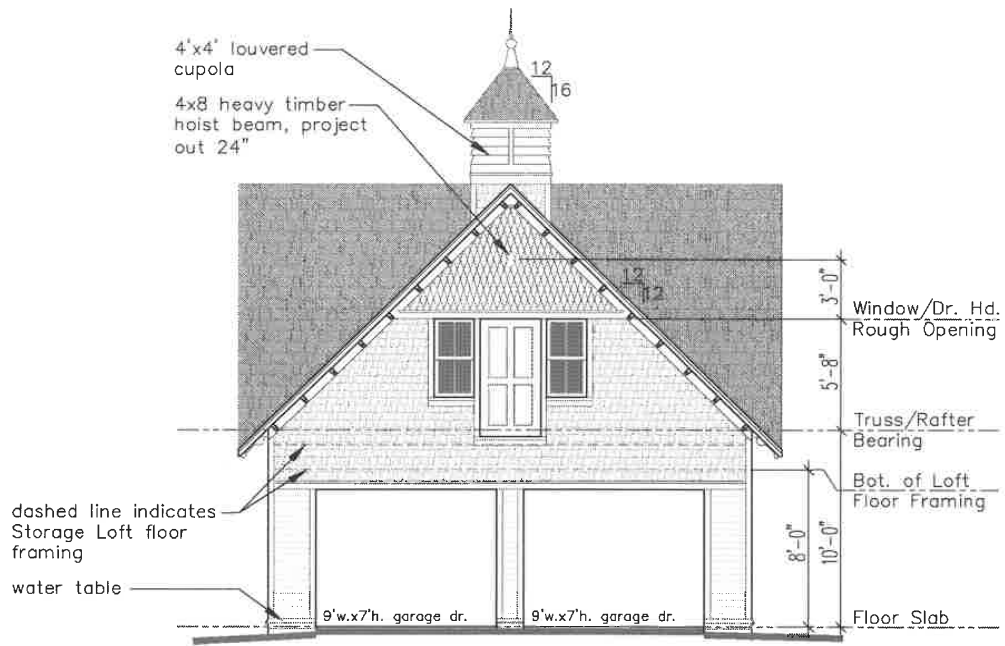


3 Carriage House - South Elev
 0' 2' 4' 6' 1/8"=1'-0" 7-23-2025

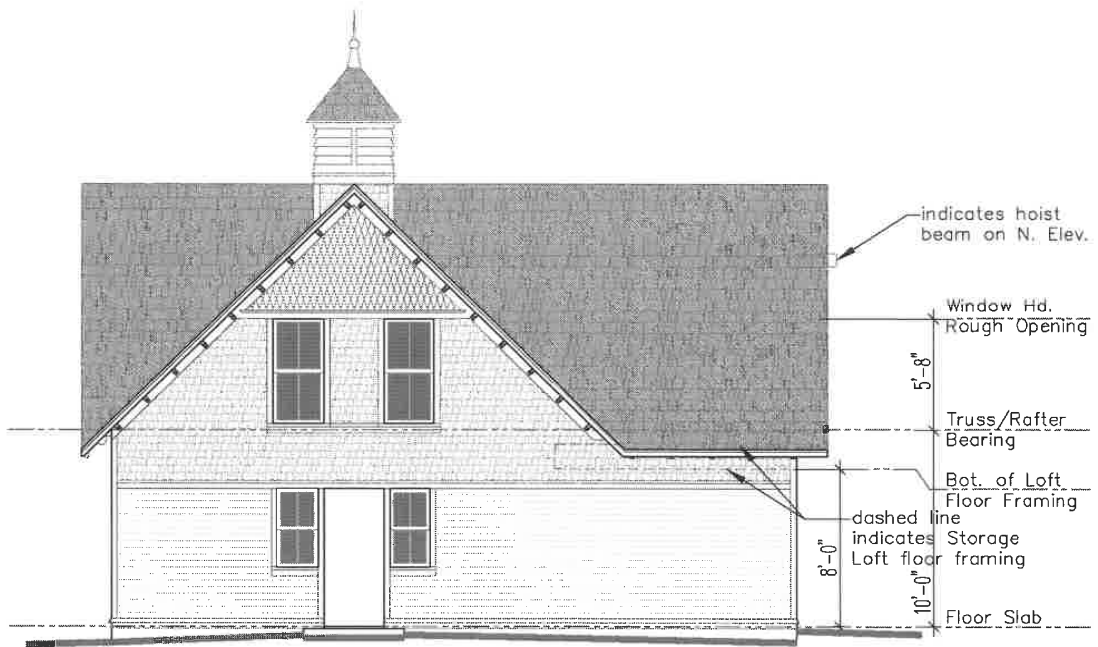


4 Carriage House - West Elev
 0' 2' 4' 6' 1/8"=1'-0" 7-23-2025

SHEET
3

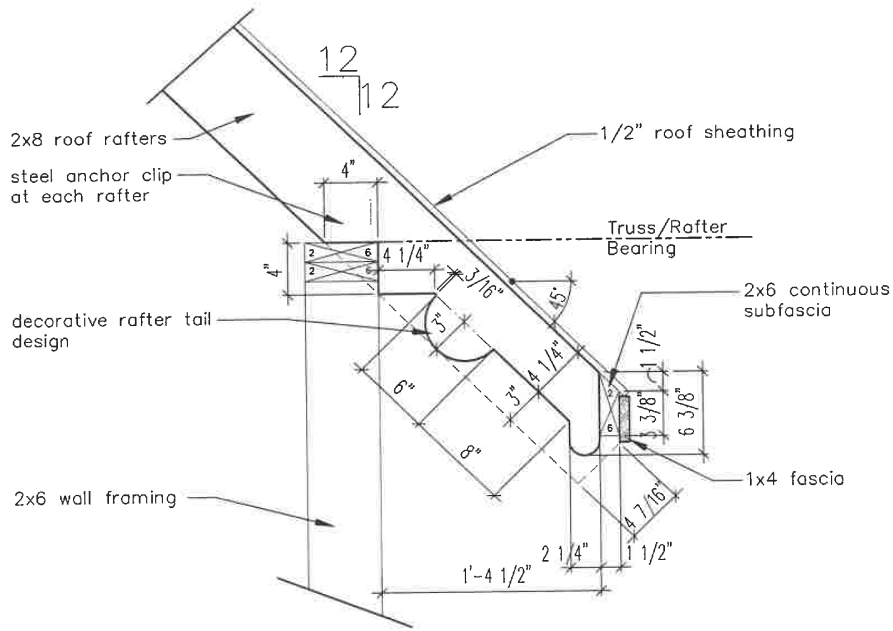


1 Carriage House - North Elev
 0' 2' 4' 6' 1/8"=1'-0" 6-24-2025



2 Carriage House - East Elev
 0' 2' 4' 6' 1/8"=1'-0" 6-24-2025

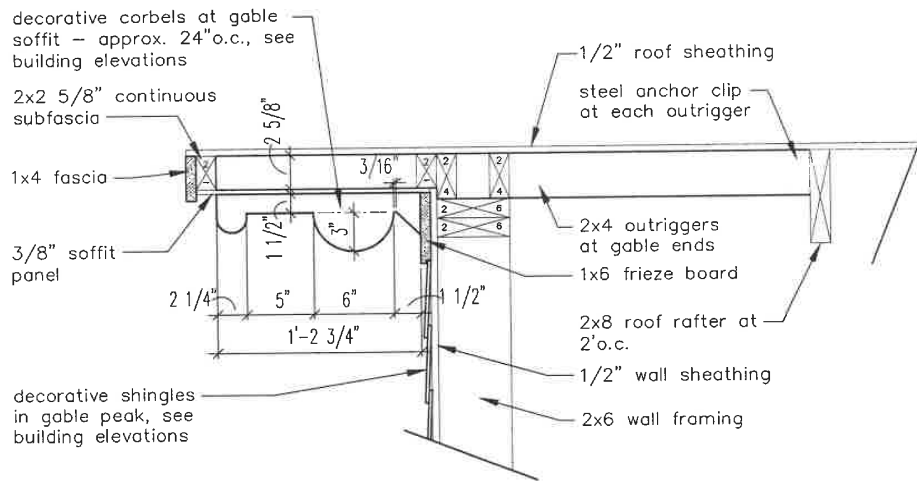
SHEET
2



D1 Section at Eave - Rafter Tail Design

0' 3" 6" 9" 1"=1'-0"

Schematic Section
7-23-2025

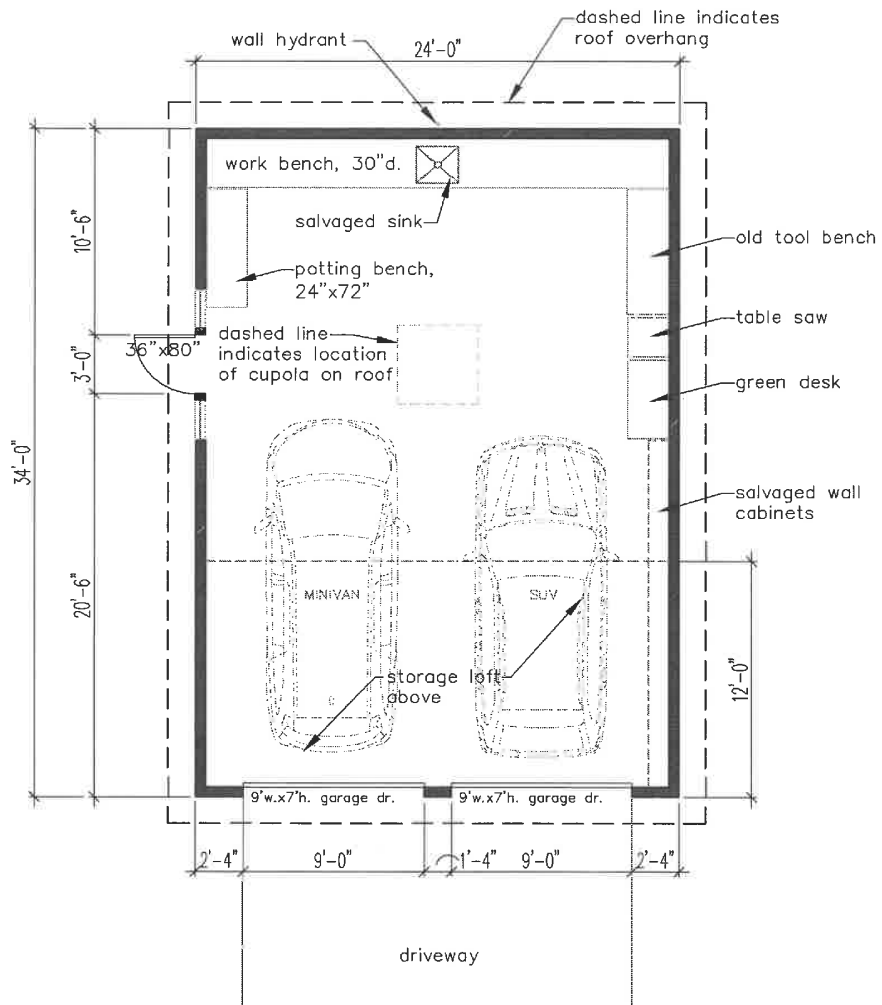


D2 Section at Gable Soffit - Corbel Design

0' 3" 6" 9" 1"=1'-0"

Schematic Section
7-23-2025

SHEET
4



A

Carriage House Plan

0' 2' 4' 6' 1/8"=1'-0"

FINAL PLAN
6-24-2025



**SHEET
1**



